

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 18, 2003, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Bruce Helwig and Bob Ripley; (Jerry Berggren, Carol Walker and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes of the regular meeting held November 20, 2003. Motion for approval made by McKee, seconded by Helwig. Motion carried 4-0: Francis, Helwig, McKee and Ripley voting 'yes'; Berggren, Walker and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission, no one appeared.

APPLICATION BY NEIGHBORHOODS, INC. FOR A CERTIFICATE OF APPROPRIATENESS OR CERTIFICATE OF EXCEPTION ON GROUND OF INSUFFICIENT RETURN OR HARDSHIP FOR DEMOLITION OF 600 N. 26TH STREET IN THE HAWLEY LANDMARK DISTRICT

PUBLIC HEARING: December 18, 2003

Members present: Francis, Helwig, McKee and Ripley; Berggren, Walker and Young absent.

Ed Zimmer was hoping to obtain a more detailed financial analysis for the purpose of showing the hardship for demolition. The precedent has been to obtain some documentation.

The Commissioners agreed to hold over this item until the next meeting so the appropriate documentation can be obtained.

**APPLICATION BY SCOTT MILLER FOR A CERTIFICATE OF APPROPRIATENESS
FOR WORK AT 210 N. 7TH STREET IN THE HAYMARKET LANDMARK DISTRICT, AND
FOR WORK AT 729 "Q" STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:** **December 18, 2003**

Members present: Francis, Helwig, McKee and Ripley; Berggren, Walker and Young absent.

Scott Miller appeared to present the application. He appeared before the Commission in July to discuss some signs. The Commission's comments were taken under advisement. He is back today with some drawings for proposed signs. The new idea for a sign has gold raised lettering. There are 2 hanging blade signs that come out from the face of the building. Right now, there is no sign on the Empyrean Brewing Co. He is asking for a sign on the grain silo, a horizontal sign on the face of the building and a blade sign for the brewing company. On the Milady Coffee building, there would be a building sign towards the top of the building and a blade sign. The blade signs would be internally lit, but they are still working on the specifics. They would like to have the building signs lit from above.

McKee questioned if the silo sign would mimic the blade sign. Mr. Miller stated that he was correct. The silo sign would be bigger.

Ripley wondered if the lighting was definite on any of the signs. Mr. Miller replied that they were still in the progress of obtaining quotes on the lights. Ripley stated that the signs can be voted on today with a lighting plan to come later.

Mr. Miller noted that there is a historic plaque on the Milady Coffee building that is not represented in the photograph presented.

ACTION: **December 18, 2003**

McKee made a motion for approval of the sign on the silo, the building sign for the brewery and the building sign for the Milady Coffee building to be within the parapet, with lighting to come later, seconded by Francis.

Helwig wondered about the blade signs. McKee replied that he is just not clear about the blade signs at the moment.

Motion for approval carried 4-0: Francis, Helwig, McKee and Ripley voting 'yes'; Berggren, Walker and Young absent.

Francis moved approval of the 2 blade signs, seconded by Helwig.

McKee is just not sure the blade signs are in character with the building.

Mr. Zimmer stated that had he seen these previously, he would have recommended they prefer this design was took off the building and made smaller.

Mr. Miller replied that he would not object to having these signs re-designed and brought back before the Commission.

Mr. Zimmer believes the scroll work detracts a little from the other elements of the building. McKee suggested an amendment striking the scroll work and leave the horizontal brackets, 45 degree or ??? Francis agreed to make the additional wording part of his motion for approval, Helwig agreed as second. Motion for approval with conditions carried 4-0: Francis, Helwig, McKee and Ripley voting 'yes'; Berggren, Walker and Young absent.

DISCUSSION AND ACTION:

- Review of landscape plan for public parking lot west of N. 7th Street, north of Iron Horse Park/Lincoln Station, adjacent to Haymarket Landmark District.

Mr. Zimmer stated that this parking lot is adjacent to the Haymarket District.

Ken Smith of Public Works appeared to present the landscape plan. On the north end close to the Post Office, they would like to put some planters so cars quit jumping the curb to get to the Post Office.

John Williams presented a drawing of the proposed landscaping. There would be low growing evergreens, hardy shrub roses, ornamental grasses and shade trees (ash trees).

McKee thinks it looks good. The other Commissioners agreed. Ripley appreciates the random planting of the shade trees. The Commission stated their approval of the proposed landscape plan. They believe this will be a nice addition to the area.

DISCUSSION:

- National Register Nomination of Government Square.

Mr. Zimmer stated that the National Register nomination includes old City Hall and the Comfort Station. The Comfort Station was originally for men only. It was regarded as a highway rest station. There was always an attendant, almost all were African American, one of whom was Trago McWilliams.

Ripley would like to see this as a permanent exhibition space. Mr. Zimmer believes the developers might use this as a artist in residence space.

Mr. Zimmer noted there were some variations as it was built.

Ripley is glad to see the Comfort Station included.

There being no further business, the meeting was adjourned at 2:20 p.m.

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